



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1 -508-336-2960

To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: June 27, 2011

PRELIMINARY PLAN REVIEW Caleb Estates – Plat 6, Lot(s) 40 – 160 Olney St.

Summary: The applicant has submitted an Amendment to a previously approved Preliminary Plan for a conventional subdivision.

Findings of Fact:

Existing Conditions

- Lot 40 is a 7.3 acre piece of land with an existing dwelling, an open field and a wooded wetland to the rear. The property is in an R-2 Zoning District.

Proposal:

- Create 4 house lots, each $\pm 23K$ sq. ft., on an $\pm 627\phi$ public road, 24ϕ wide, ending in a cul-de-sac without a sidewalks to accommodate bio-filter swale along road, which will lead to an infiltration pond, not on homeowner's association land, and onto a created wetland.
- Individual septic systems and public water will service the lots.

Waivers:

- No sidewalks
- 24ϕ wide road (28ϕ wide minimum required with no sidewalks)
- Infiltration pond on land not owned by homeowner's association

Discussion:

The applicant is requesting a waiver for the sidewalks so the bio-filter swale can be located along the southerly side of the proposed road. The original design placed this swale in the rear yards of the proposed lots. That design could lead to the swale being a dumping ground for grass clippings and other obstructions affecting the flow. This new design will allow for the swale to be visible from the road, therefore reducing the likelihood of obstruction. A trade-off for this design is the lack of sidewalks due to the swale's location.

The Board should decide on this amended plan so the applicant has direction for the Definitive Subdivision Plan.